



STAFF REPORT

Title: Bylaw No. 869-LU-25 - Bylaw to Amend Schedule “A” of Central Cold Lake Area Structure Plan Bylaw No. 288-LU-07

Meeting Date: April 22, 2025

Executive Summary:

Administration presents Bylaw No. 869-LU-25, to amend Schedule “A” of the Central Cold Lake Area Structure Plan to redefine the future land use concept for the remaining undeveloped portion of the lands described as Pt. of SW 2-63-2-4 and Pt. of SE 2-63-2-4.

Background:

Area Structure Plans (ASPs) provide the framework for all subdivision and development within a specified area of land in accordance with the provisions established in the Municipal Government Act. ASPs discuss details and rationalizations for planning concepts, including information on: the natural landscape, resource extraction; existing and proposed land uses; adjacent land uses; historical and cultural resources; storm water management; public open space; transportation and access; municipal services; community services and development sequence.

SE Design and Consulting Inc. has prepared an amendment to the Cold Lake Central ASP (Bylaw No. 288-LU-07) which has been submitted to the City for approval. In the process of developing the ASP, the applicant submitted preliminary designs to present their initial ideas, and receive input from the Planning department, as well as other appropriate departments, such as Engineering and Public Works. The submitted amendment is a result of preliminary discussions with the City.

The purpose of this amendment is to redefine the future land use concept and to provide further technical detail for future development for the remaining undeveloped portion of the lands described as Pt. of SW 2-63-2-4 and Pt. of SE 2-63-2-4.

No concerns have been raised with respect to Bylaw No. 869-LU-25

Bylaw No. 869-LU-25, being a bylaw to amend Schedule “A” of the Central Cold Lake Area Structure Plan (Bylaw No. 288-LU-07), received first reading at the March 11th, 2025 Council meeting. Subject to the outcome of the statutory public hearing, Administration recommends that Bylaw No. 869-LU-25 be given second reading, as well as third and final reading.



Alternatives:

Council may consider the following alternatives:

1. Proceed to give Bylaw No. 869-LU-25, being a bylaw to amend Schedule “A” of the Central Cold Lake Area Structure Plan (Bylaw No. 288-LU-07), second reading, as well as third and final reading, subject to the outcome of the statutory Public Hearing
2. Defeat second reading of Bylaw No. 869-LU-25 first reading;
3. Accept as information only.

Recommended Action:

Administration recommends that Council proceed to give Bylaw No. 869-LU-25, being a Bylaw to Amend Schedule “A” of Central Cold Lake Area Structure Plan Bylaw No. 288-LU-07, second reading, as well as third and final reading subject to the statutory Public Hearing.

Budget Implications (Yes or No):

No

Submitted by:

Kevin Nagoya, Chief Administrative Officer